

Puddingstone at Chestnut Hill



Zoning Board of Appeals Presentation

May 7, 2018

Puddingstone At Chestnut Hill Update

- We've had two working group meetings
 - Reconciliation of Peer Review of traffic and stormwater
 - Site walk with the Town
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Puddingstone At Chestnut Hill

Working Group Meetings

- Peer Review report on Design
 - Planning Board report
 - Additional town and resident comments
 - CHR is working on modifications to the plan, at the request of ZBA members and the Peer Reviewer of Design
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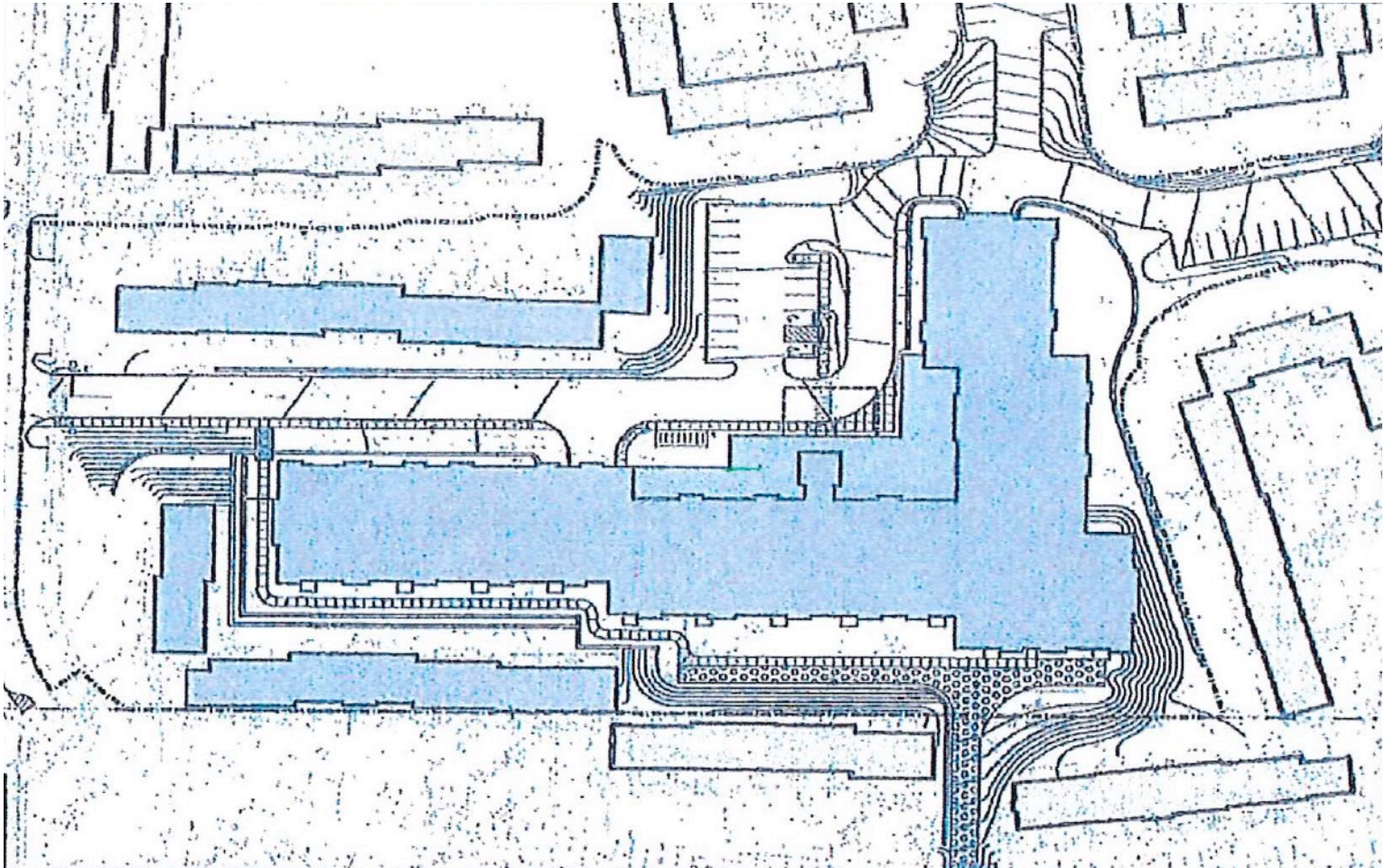
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Draft Modifications to Plan

- Looking at replacing the apartment building with a building consistent with the one presented at the November 2017 Town meeting
 - Modify driveway
 - Modify parking
 - Develop the architecture
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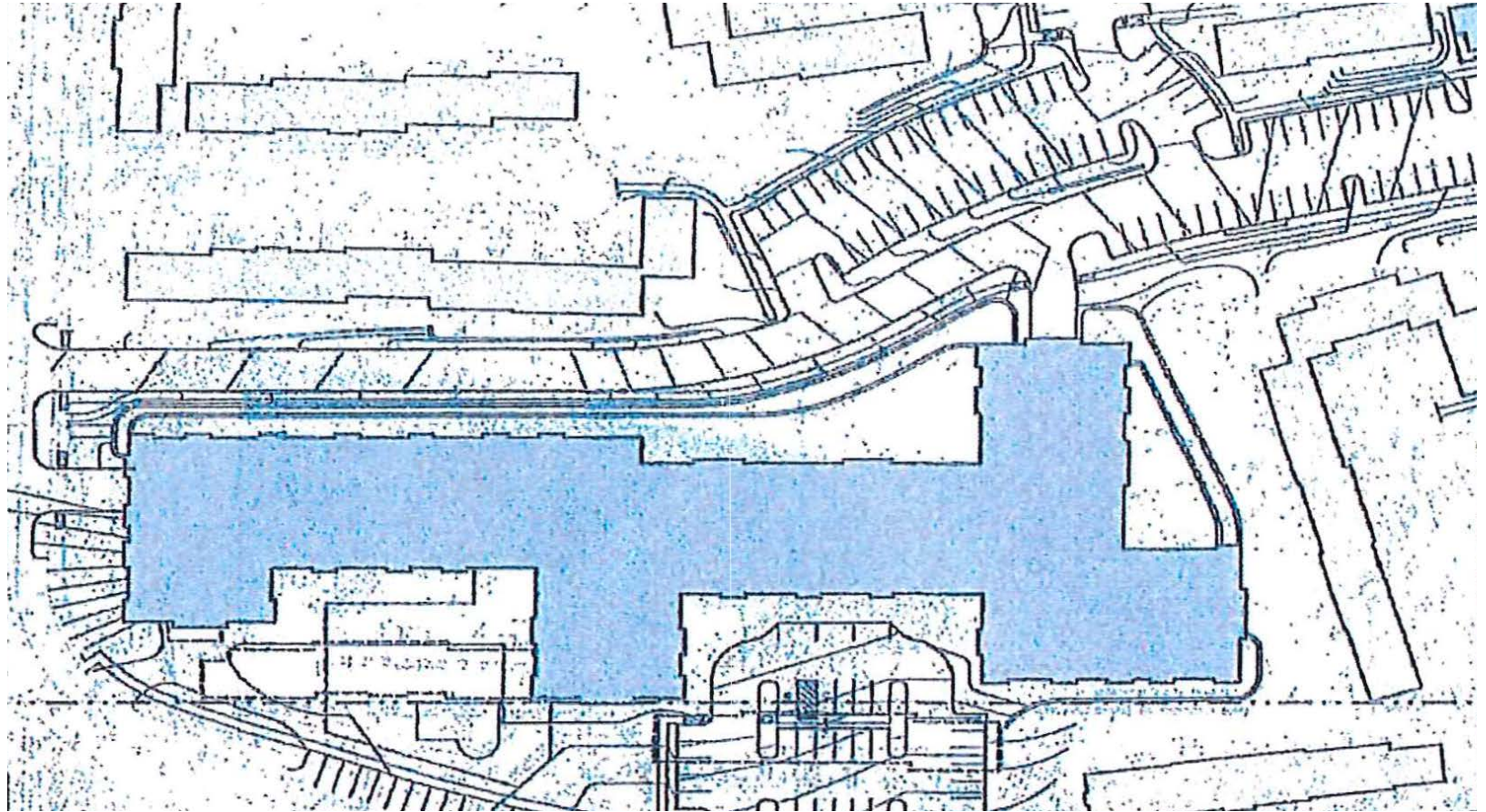
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Original Plan

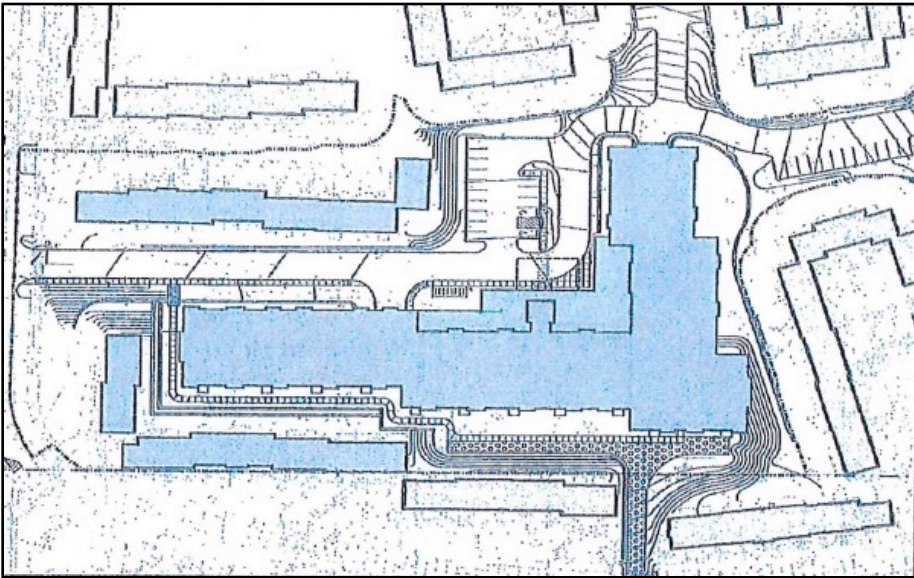


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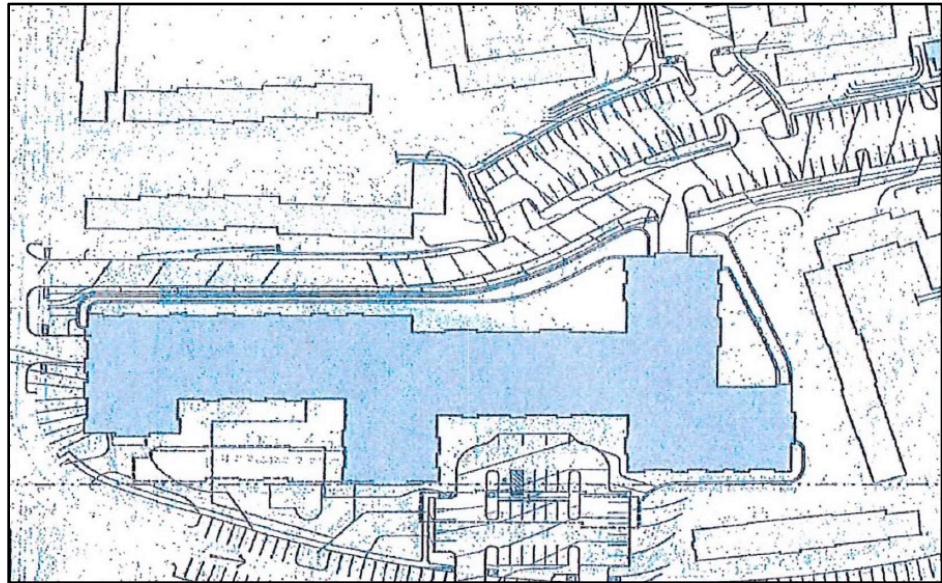
Draft Modifications to Plan



Puddingstone At Chestnut Hill Comparison



Sherman 40B



Sherman MOA

Puddingstone At Chestnut Hill

New Concept - Advantages

- Giving the building its own site instead of inserting the apartment building between the town homes
 - “Demolishing the existing buildings and constructing larger structures in a configuration that is more consistent with the development pattern would allow for a more compatible site design.” – Design Peer Reviewer
 - Increase distance from existing town homes
 - “The site plan has a shoehorned effect because of the insufficient setbacks, massive footprint of the apartment building, and the lack of open space.” – Design Peer Reviewer
 - Better street presence
 - Better internal circulation
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Economic Challenges

The economics of this change is very challenging because CHR needs to replace the lost value due to demolition of 22 townhomes:

- 14 town home apartments in Brookline
- 8 town home apartments in Boston

Despite the lost value, we are working to make a new program work.



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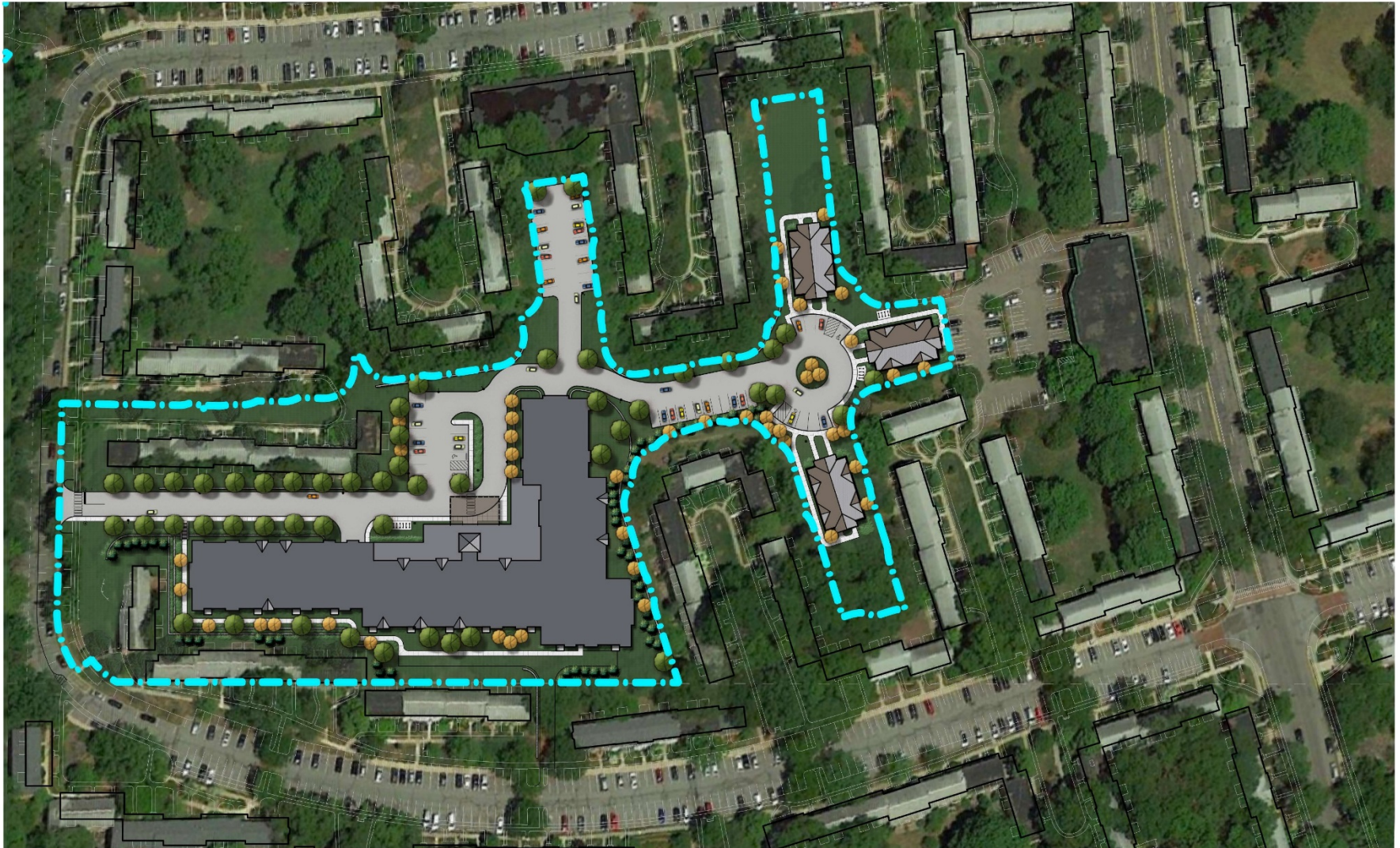
Next Steps

- **Finalize Revised Program and Massing**
 - Further develop the architecture
 - Modify driveway
 - Modify and present changes to stormwater and traffic
 - Analyze the relationship to the Hoar Sanctuary
 - Create another “drive around” video
 - Conduct another site walk to compare the two programs
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Thank You

Puddingstone at Chestnut Hill - Site Plan



Planning and Landscape Architecture P.C

PUDDINGSTONE AT CHESTNUT HILL

BROOKLINE, MA



Proposed Site Plan - 03.23.2016